

Illegal Housing Discrimination Can Happen to Anyone

- ◆ A landlord refuses to rent an apartment to a disabled man because he has an assistance animal.
- ◆ A real estate agent tries to persuade someone not to buy a house in a certain neighborhood because of their race.
- ◆ A landlord refuses to rent an apartment to a military veteran because the landlord assumes the veteran has PTSD.
- ◆ A landlord tells a single male applicant that the apartment has already been rented, even though the landlord later rents the apartment to a single female applicant.
- ◆ A property manager refuses to rent an apartment to a family with children, only allows these families to live in certain units, or charges these families higher security deposits.
- ◆ A property manager conducts criminal background checks on all African American and Hispanic applicants, but not on any other applicants.

**THE ONLY WAY TO
STOP ILLEGAL
DISCRIMINATION
IS TO REPORT IT**

ALASKA LEGAL SERVICES CORPORATION
FAIR HOUSING ENFORCEMENT PROJECT
1016 WEST 6TH AVENUE, SUITE 200
ANCHORAGE, AK 99501

**To become a tester or to have your
testing questions answered, contact:**

**FAIR HOUSING
INVESTIGATIONS
COORDINATOR
(907) 222 - 4529
fairhousing@alsc-law.org**

**If you think you have been a victim of
illegal housing discrimination or you
have questions about fair housing, call:**

**TOLL-FREE STATEWIDE
FAIR HOUSING HOTLINE
855-679-FAIR**

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**HELP FIGHT
HOUSING DISCRIMINATION**

**BECOME A
FAIR HOUSING
TESTER**



**FAIR
HOUSING
ENFORCEMENT
PROJECT**

**1016 WEST 6TH AVENUE, SUITE 200
ANCHORAGE, AK 99501**

Who We Are

Alaska Legal Services Corporation (ALSC) was established in 1967 as a private, nonprofit law firm. Our mission is to provide high quality civil legal services to low income and disadvantaged people and communities to protect their safety, their health, and promote family stability.

Our **Fair Housing Enforcement Project** works to eliminate housing discrimination and to ensure equal housing opportunity for all people in Alaska through education, outreach, advocacy, and enforcement.

Fair Housing Laws

The federal Fair Housing Act makes it illegal to discriminate in the rental, sale, financing, or insurance of housing based on these "Protected Classes":

- ♦ Race / Color
- ♦ National Origin
- ♦ Religion
- ♦ Sex
- ♦ Familial Status
- ♦ Disability

Some local laws also prohibit housing discrimination based on:

- ♦ Marital Status
- ♦ Age



What is Testing?

Testing is an investigative tool used by fair housing organizations and government agencies to uncover illegal housing discrimination.

Testing is a simulated housing transaction designed to obtain evidence of any differential treatment based on protected classes. Typically, testing involves using people with similar profiles, but who differ in one protected characteristic, such as race. Common tests include responding to a rental or sale advertisement and viewing an advertised property.

Testing is considered to be a legitimate and necessary method of uncovering illegal housing discrimination. Without testing, most housing discrimination goes undetected.

Testing is not designed to trap the housing provider or encourage them to discriminate. Testers simply observe and record their experiences, similar to a secret shopper.

Who Can Be a Tester?

We need testers of age 18 and over, of ANY race, color, national origin, religion, sex/gender identity, familial status, and disability status.

Tester Requirements

- ♦ Testers must be age 18 and over, have no prior felony convictions or convictions of crimes involving fraud or perjury, and have no open cases with Alaska Legal Services.
- ♦ Testers must undergo a criminal background check.
- ♦ Testers must be reliable, detail-orientated, and able to complete assignments on time.
- ♦ Testers must not have an active real estate license or currently be a housing provider.
- ♦ Testers must attend a training session to learn how to perform a test. Trainings are scheduled on a periodic basis and last about two and a half hours. Testers will be eligible to receive test assignments after successfully completing the training and performing a practice test.

Tester Hours and Wages

Stated simply, testers are as-needed part-time employees. Testers are paid a competitive hourly wage. When a testing need arises that matches your profile, you may be contacted and asked to perform a test. You may be assigned several tests one month and none the next.

To become a tester, contact:

Fair Housing Investigations Coordinator
(907) 222 - 4529 | fairhousing@alsc-law.org